

**TOWN & COUNTRY**  
ESTATES



**Glebe Road, Trowbridge, Wiltshire BA14 9JR**

**£230,000**

## LOCATION

The property is situated in a popular residential area on the Wingfield side of Trowbridge, within walking distance to local shops, bus stop, Primary and Secondary Schools.

## DESCRIPTION

Spacious and well presented, this three bedroom semi-detached home approaches the market with the added benefit of NO ONWARD CHAIN. The accommodation comprises a living room, separate dining room, kitchen, three good sized bedrooms and family bathroom. Further notable features include UPVC double glazing, gas central heating system, off road parking, a large rear garden and a brick built outbuilding with power.

## ENTRANCE HALL

You enter the property through a composite double glazed entrance door. There are stairs leading to the first floor, radiator, wood effect laminate flooring and doors leading to living room, kitchen/breakfast room and under stair cupboard.

## LIVING ROOM

13'8" x 13'5"

The spacious living room has a UPVC double glazed bay window to front aspect, electric Von Haus fireplace with wooden mantle, tv point, radiator and opening to dining room

## DINING ROOM

10'0" x 8'9"

There is a UPVC double glazed window to rear aspect, wood effect flooring, wall mounted Worcester boiler, radiator and opening to kitchen/breakfast room

## KITCHEN

11'10" x 8'11"

The kitchen has a UPVC double glazed window and wooden stable door leading to rear garden. There are matching base and wall units with oak worktops, inset Belfast sink with chrome mixer tap, built in Bosch oven and Inset Bosch hob with extractor over, tiled splash backs, space for fridge freezer and dishwasher, radiator and wood effect laminate flooring.

## FIRST FLOOR LANDING

There is a UPVC double glazed window to side aspect, exposed wooden floorboards, access to loft space and doors leading to all bedrooms and family bathroom.

## BEDROOM ONE

11'10" x 10'7"

The good size master bedroom has a UPVC double glazed window to front aspect, exposed wooden floorboards and radiator.



## BEDROOM TWO

11'1" x 8'11"

The second double bedroom has a UPVC double glazed window to rear, built in wardrobes, radiator and exposed wooden floorboards.

## BEDROOM THREE

9'10" x 8'9"

The third bedroom is a good size single, there is a UPVC double glazed window to front aspect, radiator, built in wardrobe and exposed wooden floorboards.

## FAMILY BATHROOM

There is a UPVC obscured double glazed window to rear, paneled bath with Gainsborough electric shower over, wooden cabinet with inset sink, low level W/C with dual flush, tiled splash backs, radiator and wood effect flooring.

## EXTERIOR

### FRONT

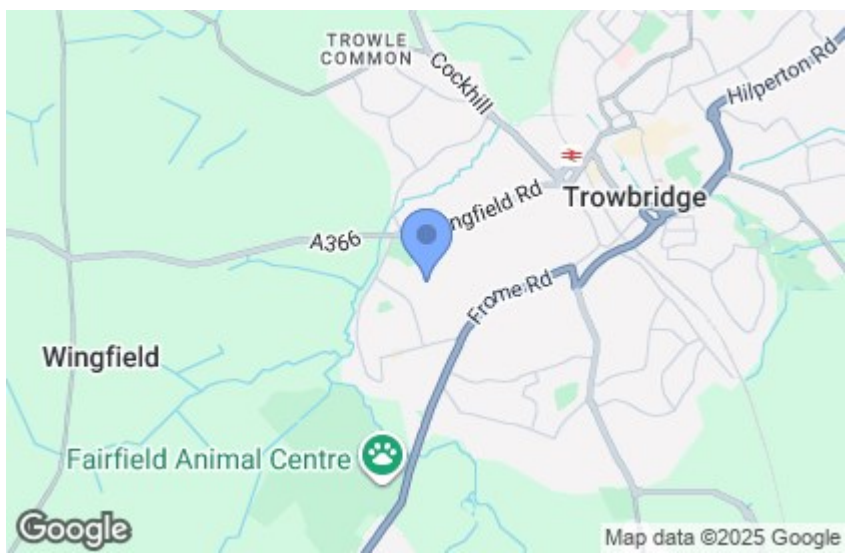
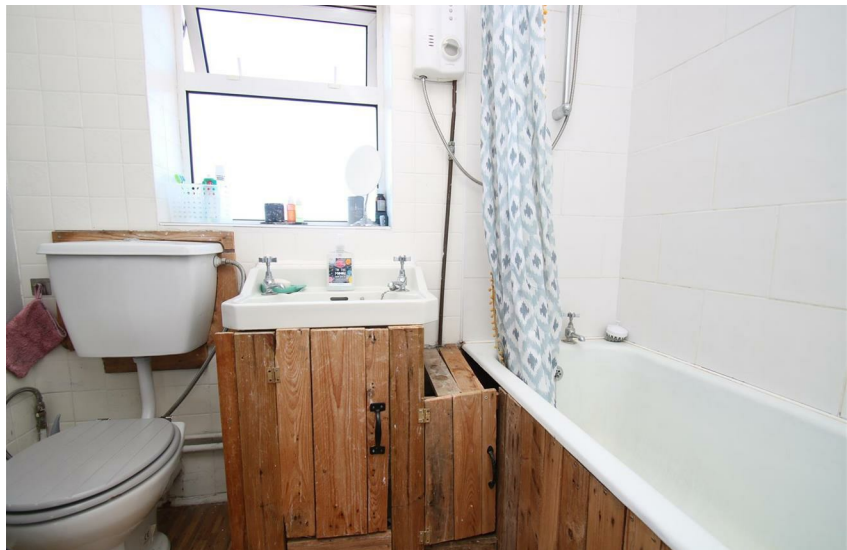
To the front of the property there is a graveled driveway for up to two vehicles, a small lawn area with a planted border with a selection of mature plants and shrubs, paved pathway and steps leading to front door and side access to rear garden.

### REAR GARDEN

The good sized rear garden is mainly laid to lawn, there is a large paved patio area with pergola to provide shade, a selection of raised beds, pathway leading to outbuilding which has power and plumbing and additional green house.

## ADDITIONAL INFORMATION

Council Tax Band - B







GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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